

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5 Galli Court, Templestowe Lower VIC3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,199,000

### Median sale price

Median price \$1,255,000 Property type House Suburb Templestowe Lower

Period - From MAY 21 to Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
20 Kanooka Avenue, Templestowe Lower	\$1,250,000	17/03/2021
190 Templestowe Road, Templestowe Lower	\$1,197,000	24/04/2021
47 Herlihys Road, Templestowe Lower	\$1,280,000	27/03/2021

This Statement of Information was prepared on: 21/06/2021

## Comparable properties



**\$1,250,000**

20 Kanooka Avenue, Templestowe Lower Victoria

DATE: 17/03/2021

PROPERTY TYPE: House

 3  1  
 2  725 sqm



**\$1,197,000**

190 Templestowe Road, Templestowe Lower, Victoria

DATE: 24/04/2021

PROPERTY TYPE: House

 3  1  
 1  829 sqm



**\$1,280,000**

47 Herlihys Road, Templestowe Lower, Victoria

DATE: 27/03/2021

PROPERTY TYPE: House

 3  1  
 2  645 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee